

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, August 21, 2015**

[Signature]
23 SEP 2015

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Ryan Foster, Hearing Officer.**

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

Ryan Foster, Hearing Officer: opens meeting.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. June 19, 2015 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of June 19, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. July 17, 2015 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of July 17, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

5. Hearing to consider a request by **3090 ANDERSON, LLC.**, for a Minor Use Permit (DRC2014-00145) to allow approximately 17,800 square feet of winery storage building areas including a barrel room, case storage, flex space for fork lift maneuvering, restrooms, administrative office and lab. The current project is an expansion of an existing winery that produces between 5,000 and 30,000 cases per year and was approved under Development Plan D000234D in 2001. This approval would continue to allow 40 special events of between 75 and 200 people per event with amplified music allowed only until sundown, as authorized in the previous development plan. The current proposal includes a setback waiver to allow a 70 foot setback rather than the 200 foot setback required by the Land Use Ordinance. The proposed project is within the Agriculture land use category and is located at 3090 Anderson Road, approximately 2.5 miles west of the City of Paso Robles. The site is in the Adelaida sub area of the North County planning area. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted on September 13, 2001.

County File Number: DRC2014-00145
Supervisory District: 1
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 040-051-034
Date Accepted: June 22, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by 3090 ANDERSON, LLC, for a Minor Use Permit (DRC2014-00145) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 21 in Exhibit B. (Document Number: 2015-063_PDH)

6. Hearing to consider a request by **JEFF MARSDEN** for a Minor Use Permit (DRC2014-00085) to allow the construction of a 30,800 square foot (sf) warehouse metal building. The project will result in the disturbance of approximately 40,000 sf on a 1.65 acre parcel. The proposed project is located within the Industrial land use category, on the east side of Monterey Road (6384 Monterey Road), approximately 500 feet south of Wellsona Road, approximately 0.25 miles east of Highway 101 and 1.9 miles north of the City of Paso Robles, in the Salinas River Sub Area of the North County Planning Area. A General Rule Exemption was issued for the project.

County File Number: DRC2014-00085
Supervisory District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 027-321-033
Date Accepted: May 22, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by JEFF MARSDEN for a Minor Use Permit (DRC2014-00085) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B. (Document Number: 2015-064_PDH)

7. Hearing to consider a request by **CRAIG STATTON** for a Minor Use Permit / Coastal Development Permit (DRC014-00117) to allow for the addition of 537 square feet to an existing second story deck. The deck addition would be attached to the rear (northwest corner) of an existing single family residence, and will result in the disturbance of approximately 500 square feet of a 3,500 square foot parcel. The project requires the purchase of 193 square feet of Transfer of Development Credits (TDCs). The proposed project is in the Residential Single Family land use category and is located at 1290 Ellis Avenue, approximately 75 feet north of the intersection with Richard Avenue, within the

community of Cambria. The site is in the North Coast planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00117
Supervisory District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 024-341-028
Date Accepted: June 10, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **CRAIG STATTON** for a Minor Use Permit / Coastal Development Permit (DRC014-00117) is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2015-065_PDH)

8. Hearing to consider a request by **TERRA VISTA De ARROYO GRANDE, LLC / ANGELO BELLI-MOJICA** for a Minor Use Permit (DRC2012-00116) to allow for a twelve (12) foot high concrete block site wall approximately 320 feet in length within the required 30-foot side and rear setbacks, and a three (3) foot high concrete block wall approximately 25 feet in length within the required 25-foot front setback and the 30-foot side setback pursuant to Land Use Ordinance Section 22.10.080. The proposed project is within the Residential Rural land use category and is located at 695 Meadow Oak Lane, approximately 970 feet south of the intersection of Meadow Oak Drive and Halcyon Road, approximately 0.5 mile east of the village of Palo Mesa. The site is in the South County Inland Sub Area of the South County planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2012-00116
Supervisory District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 075-351-042
Date Accepted: July 10, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **TERRA VISTA De ARROYO GRANDE, LLC / ANGELO BELLI-MOJICA** for a Minor Use Permit (DRC2012-00116) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B. (Document Number: 2015-066_PDH)

9. Hearing to consider a request by **SANTA MARGARITA RANCH, LLC** for a Minor Use Permit (DRC2013-00111) to allow for Temporary Events within an existing 2,552 square-foot agricultural barn. The proposed event program would include 40 events annually with no more than 250 guests per event. No permanent alteration of the 544 acre site is proposed. The project will utilize portions of the existing access driveways and infrastructure. The proposed project is within the Agriculture land use category and is located on the south side of West Pozo Road (at 5995 West Pozo Road) approximately 3.5 miles southeast of the community of Santa Margarita, in the Salinas River Sub Planning Area of the North County Planning Area. Also to be considered is the approval of the Mitigated Negative Declaration issued on July 16, 2015.

County File Number: DRC2013-00111
Supervisory District: 5
Project Manager: Holly Phipps

Assessor Parcel Number: 070-095-002
Date Accepted: July 11, 2014
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **SANTA MARGARITA RANCH, LLC** for a Minor Use Permit (DRC2013-00111) is granted based on the Findings A. through E. in Exhibit A and subject to the Conditions 1 through 27 in Exhibit B. (Document Number: 2015-067_PDH)

HEARING ITEMS

10. Hearing to consider a request by **MARSHALL LEWIS** for a Minor Use Permit/Coastal Development Permit (DRC2013-00083) to allow a 217 square-foot master bathroom addition to an existing single family residence. The project will result in the disturbance of approximately 260 square feet on a 21,649 square-foot parcel in the Residential Multi Family land use category. The proposed project is located at 709 Lucerne Road, approximately 100 feet south of Ocean Avenue, in the community of Cayucos. The site is located in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2013-00083
Supervisory District: 2
Project Manager: Schani Siong

Assessor Parcel Number: 064-281-009
Date Accepted: September 4, 2014
Recommendation : Continuation to 9/18/15

Ryan Foster, Hearing Officer: opens public comment with no one coming forward.

Thereafter, on motion of the hearing officer, the request by MARSHALL LEWIS for a Minor Use Permit/Coastal Development Permit (DRC2013-00083) is continued to September 18, 2015.

11. Hearing to consider a request by **BRAD CLARK** for a Lot Line Adjustment (COAL15-0036) to adjust the lot lines between two (2) parcels of 8.41 acres and 0.07 acres each, resulting in two (2) parcels of 6.74 acres and 1.74 acres, respectively. The adjustment will not result in the creation of any additional parcels. The two existing parcels are within the Residential Suburban and Commercial Retail land use categories at the southernmost edge of the Los Ranchos/Edna Village Reserve Line, 3 miles southwest of the City of San Luis Obispo at 1655 Old Price Canyon. The site is in the San Luis Obispo Sub Area North of the San Luis Obispo Planning Area. Also to be considered is the approval of the environmental document. A Class 5 Categorical Exemption was issued for the project.

County File Number: SUB2014-00058
Supervisory District: 3
Project Manager: Megan Martin

APN(s): 044-131-024 and 044-131-025
Date Accepted: June 26, 2015
Recommendation: Approval

Megan Martin, Project Manager: presents proposed project via power point.

Ryan Foster, Hearing Officer: requests clarification if the minimal lot sizes apply to each parcel with Megan Martin responding.

Jamie Kirk, Agent: states she is available for questions.

Belin Tanner: Neighbor: questions if the line delineating the Commercial section from the Residential section will stay the same with Megan Martin responding. Also, questions to why the information on the applicant seems to be incorrect with Megan Martin referring this questions to agent.

Jamie Kirk, Agent: supplies clarification to neighbor's concerns.

Thereafter, on motion of the hearing officer, the request by BRAD CLARK for a Lot Line Adjustment (SUB2014-00058/COAL15-0036) is granted based on the Findings A. through E. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. (Document Number: 2015-068_PDH)

ADJOURNMENT

Next Scheduled Meeting: September 4, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary
Planning Department Hearings**

Minutes will be approved at the October 2, 2015 Planning Department Hearing Meeting.